

Development Standards Committee

October 16, 2019 at 5:00 p.m.

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, John A. Brown (present for Executive Session), Bob Adams, Bala Ayer and Arthur Bredehoft

Members Absent: None

Staff Present: Neslihan Tesno, Kimberly McKenna, Hennie van Rensburg, Sharlene Novak and Donna Stanley

Legal Counsel: Bret Strong

I. Welcome/Call Meeting to Order.

Chair Walter Lisiewski called the meeting to order at 5:02 p.m.

II. Consideration and action regarding the minutes of the regular DSC meeting of September 18, 2019.

The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the minutes as presented. Bala Iyer abstained; all others voted in favor. The motion carried.

III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.

The Committee recessed to Executive Session at 5:05 p.m.

IV. Reconvene in Public Session.

The Committee reconvened in Public Session at 5:34 p.m.

V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action. Chair Walter Lisiewski presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items A, B, F, G, H and I. Item D was tabled. It was moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 3-5, 7-13, 15-17 and 25. Item 14 was resolved prior to the meeting and Item 30 was tabled. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the items on the Residential Summary List as presented. John A. Brown was not present for the vote. The motions carried.

VI. Consideration and Action of the Commercial Applications and Covenant Violations.

A. Variance request for the proposed monument sign that includes a logo that is not part of the registered name of the business, exceeds the maximum amount of tenant panels, includes the entire street address with additional address numbers displayed on the side elevation.

Big Woodstead Grogan TIC LLC

1610 Woodstead Court

Lot 0206 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny the proposed monument sign as presented and require the owner revise and resubmit in accordance with the following:

- Remove property management company logo.
- Remove address on side elevation.
- Allow variance for 6 tenant panels.
- All future tenant panels require the review and approval of the plan review committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards, including but not limited to, the installation of a landscape bed with permanent, concealed irrigation.

Staff will review the final submission for verification of compliance with the Committee's action. John A. Brown was not present for the vote. The motion carried.

- B. Variance request for the proposed monument sign that includes a logo that is not part of the registered name of the business, six tenant panels with one tenant name occupying two separate panels, the entire street address and additional address numbers displayed on the side elevation.

Big Woodstead Grogan TIC LLC

10200 Grogan's Mill Road

Lot 0290 Block 0547 Section 0006 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny the proposed monument sign as presented and require the owner revise and resubmit in accordance with the following:

- Remove property management company logo.
- Remove address on side elevation.
- All tenant names are to be on a single panel not to exceed 6 tenant panels or if the tenant requests a larger panel, consider redesigning the monument sign with three equal tenant panels to be displayed.
- All future tenant panels require the review and approval of the plan review committee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards, including but not limited to, the installation of a landscape bed with permanent, concealed irrigation.

Staff will review the final submission for verification of compliance with the Committee's action. John A. Brown was not present for the vote. The motion carried.

- C. Variance request for the existing outdoor seasonal display, including a welcome sign, to be allowed on a permanent basis.

Davis Holdings LP / Tumbleweeds and Notions

8021 Research Forest Drive, Suite C1

Lot 0920 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full committee. The owner was present to address The Committee. The Committee deliberated on the impact of the seasonal displays, its compatibility with ADA requirements, and overall visual consistency. It was then moved by Robert Heineman and seconded by Bob Adams to deny as presented on the following conditions:

- Previous conditional approval for window graphics was for applicant to remove exterior display items at the storefront.
- Exterior display items are not permitted and will impede ADA walkway if a vehicle overhangs front of walk. Remove all exterior display items.

- No exterior signage, furniture or other exterior modification is approved at this time other than what has previously been reviewed and approved by the committee.
- Relocate sign in storefront window to comply with the Commercial Planning and Design Standards. Current placement of window sign is in violation of the Standards.

The motion carried unanimously.

D. Consideration and action for the proposed wrought iron fence.

The Woodlands Township / The Woodlands Fire Department Station 6
1100 Windsor Lakes Boulevard
Lot 8017 Block 0555 Section 0999 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to table the item until the required legal review is completed. The motion carried unanimously.

E. Consideration and action for the extension of an existing exterior seating area and addition of a second exterior seating area.

24 Waterway LLC / Mahoney's Texish Bar & Restaurant
24 Waterway Avenue, Suite 225
Lot 2640 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The Committee review the presentation from the staff. The Committee deliberated on the potential impact of the improvement, visual consistency, and applicable standards. It was then moved by Robert Heineman and seconded by John Anderson to approve the patio improvements on the following conditions:

- Railings and planter boxes at both patio extension and new addition are to match the existing patio elements.
- Patios must adhere to all local codes that may limit the use of tobacco products within a set distance of building openings or proximity to other patrons in areas designated as no-smoking areas.
- Patios must not interfere with ADA sidewalk requirements along Waterway Avenue or Waterway Square Place.
- Revise proposed seating layout at the new south patio addition as it does not fit within the constraints of the patio as submitted.
- The review committee has reviewed proposal to purchase patio furniture from Yucatan Taco and has disapproved the proposal. Furniture does not match existing west side furniture. Patio furniture purchased for the new south patio must match the existing furniture on the west patio which consists of all black chairs w/black frame tables with light color tops. This furniture offers the high-end look of The Waterway area.
- No other exterior signage or exterior modifications are approved other than what has been submitted or previously approved by the committee.

The motion carried unanimously.

F. Consideration and action for a proposed monument sign panel.

The Square M Property LLC / Behavioral Innovations
8101 Kuykendahl Road, Suite 100
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the proposed monument sign panel on the following conditions:

- Panel color not to be altered from the existing painted color.
- Thoroughly clean panel before installation of new graphics to avoid ghosting of any previous images.
- No other exterior improvement or signage is approved at this time other than what is submitted and approved within this written conditional approval, or what has been previously approved.
- Must comply with Commercial Planning and Design Standards including but not limited to the maintenance of the landscape bed.

John A. Brown was not present for the vote. The motion carried.

G. Consideration and action for a proposed building sign.

Creekside 2012 Commercial LLC / Avanti Italian Kitchen & Wine Bar

8540 Creekside Forest Drive, Suite C-100

Lot 0515 Block 0509 Section 0386 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the proposed building sign on the following conditions:

- Center the building sign over the primary entry doors, and vertically within the message area.
- Repair the façade to a like-new condition to correct any remaining damage from the previously installed tenant signage prior to the installation of the “Avanti Italian Kitchen & Wine Bar” signage.
- No other exterior improvement or signage is approved at this time other than what is submitted and approved within this written conditional approval, or what has been previously approved.
- Must comply with Commercial Planning and Design Standards.

John A. Brown was not present for the vote. The motion carried.

H. Consideration and action for the proposed removal of one tree.

Montfair at The Woodlands

10851 W. Montfair Boulevard

Lot 0400 Block 0458 Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the proposed tree removal on the following conditions:

- Three (3) dead trees as indicated on site plan are to be removed with new trees planted in place as directed by the Plan Review Committee and their designee.
- Tree #4 next to the leasing office is to be removed and a replacement tree is to be installed in the landscape island as indicated.
- The area where tree #4 has been removed shall be repaired with the installation of one (1) shrub and mulch to match adjacent landscape.
- Forest Preserve as indicated shall be supplemented with mid-growth plantings to screen the view into the property from the public right of way.
- All new plantings shall have permanent irrigation concealed from public view.

John A. Brown was not present for the vote. The motion carried.

I. Variance request for the hours of operation that will extend beyond the allowed construction hours for the parking lot seal coat and restriping.

CSHV Woodlands LP

1335 Lake Woodlands Drive

Lot 2400 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the hours of operation and parking lot seal coat and restriping on the following conditions:

- A variance is approved for construction crews to work from 9:00 p.m. until 6:00 a.m. Sunday thru Thursday morning, a week in October, upon approval.
 - The seal coat is to be dark charcoal on the entire parking lot area. Both phase 1 and Phase 2 are to match in color.
 - Parking lot paint striping to be striped in the same color as the existing parking lot stripe color. Regulatory paint striping to be colored according to code.
 - No other exterior improvement or signage is approved at this time other than what is submitted and approved within this written conditional approval, or what has been previously approved.
 - Must comply with Commercial Planning and Design Standards.
- John A. Brown was not present for the vote. The motion carried.

J. Consideration and action for the exterior façade repairs and ongoing enforcement of covenant violations for maintenance and repairs.

VWW Property Corp / The Village at The Woodlands Waterway
 2323 Lake Robbins Drive
 Lot 0650 Block 0547 Section 0060 Village of Town Center

This item was reviewed by the full committee. The owner and contractor were both present to address The Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the potential impact construction will have on adjacent properties, history of the issue, and overall timeline for the construction outline. It was then moved by Robert Heineman and seconded by John Anderson to allow the exterior façade repairs as outlined in the application on the following conditions:

- Owner must sign and execute an agreement with our legal counsel, to address ongoing enforcement matters, repeat maintenance violations and to secure completion of the improvements. Agreement will also include requirements of permitting such as,
- Project to consist of demolition of façade materials, install water proofing, re-install windows, install metal panels, masonry and re-plaster, and water test each façade upon completion.
- Projected construction time is 40 weeks. Project will be phased with scaffolding moved around perimeter. Any additional construction time shall be applied for to acquire approval.
- Phases 7 – 11 shall be completed either 30 days prior to the Ironman Texas Event in The Woodlands or started one week after the event for a clean and professional appearance and safety along the Waterway.
- Modify construction timeline to incorporate all phases (missing phase 9) on the timeline.
- No other exterior signage or exterior modifications are approved other than what has been submitted or previously approved by the committee.
- Routine and consistent compliance with all Covenant and Standards including but not limited to maintenance, repairs, storage of materials and completion of projects within required time frames.
- Remedies for failing to comply will include immediate right to enter the property and remedy deficiencies and lien the property for fees and costs thereof.
- The staff will make periodic visits to the site in order to ensure that construction conditions and timeline are being met.

The committee directs the staff and legal counsel to make the necessary arrangements, meetings and discussions in order to discuss the terms of compliance and execute the document in accordance with the Committee's action and secure an agreement that can be filed with the courts as necessary for the purposes of addressing the ongoing enforcement matters and pending legal action. The motion carried unanimously.

VII. Consideration and Action of the Residential Applications and Covenant Violations

1. Rehearing regarding the Development Standards Committee's action for a proposed swimming pool and decking that do not respect the rear ten-foot covenant easement (with releases obtained for separate utility easement), which was reviewed by the full committee and acted on at the meeting of February 20, 2019.

George Booth

11 Hedgedale Way

Lot 5, Block 5, Section 36 Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Robert Heineman and seconded by John A. Brown to accept receipt of the required written partial releases of the 3 feet of the 10 foot easements held by 1) Utility companies and 2) The Woodlands Land Development Company under certain covenant easements in order to accommodate improvements into the released 3 feet of the easement and further is subject to execution by the owner of a Memorandum of Agreement in a form acceptable to the Township and its legal counsel detailing the conditions for approval and the retention of rights under the existing Covenants and Standards related to the improvements, including but not limited to retention rights under the covenant easements. Conditions include, but are not limited to, planting and maintaining two 30 gallon native trees, complying with the submitted landscape and drainage plans and meeting code and passing inspections. Walter Lisiewski was not present for the vote. The motion carried.

2. Variance request for the conceptually proposed new home construction with related guesthouse that will exceed the maximum amount of living area allowed.

Van Blasingame

2601 S Wildwind Circle

Lot 01, Block 09, Section 01 Village of Grogan's Mill

This item was heard by the full committee. The owner and architect were both present to address the staff. The Committee reviewed the presentation from the staff. The Committee deliberated on the overall impact on the neighborhood, visual and architectural consistency, and landscaping with reforestation options. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the concept plan on the condition the owner submit the following for preliminary of final submission:

- Provide a more detailed tree survey specifically regarding trees to remain and trees proposed for removal. Tree Survey should specify the type and size.
- Provide a more detailed landscaping plan in accordance with the Standards and include type, size and number.
- Provide a **construction timeline** that must include each improvement on the new home construction application and the date of completion specified for each improvement.
- Final submissions must be reviewed by the Plan Review Committee and submitted in accordance with the Residential Development Standards including but not limited to:
 - A complete application including but not limited to, a complete set of sealed drawings, marked site plan in accordance with the standards.
 - Compliance deposits for each improvement.
 - Separate applications for any improvements other than the home, such as a pool, fence, water features or outdoor living areas. Applications should include specifications.
 - **Artist Renderings** and/or a **Sample Board** identifying all Material and Colors proposed.
 - The official seal and signature of the Architect of Record, Engineer, and/or Landscape Architect must appear on the final Plans.

The motion carried unanimously.

3. Variance request for a proposed driveway widening that will exceed the maximum hard surface area allowed.
Tamara J. (Hurt) Bengé
130 North Westwinds Circle
Lot 12 Block 01 Section 67 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the proposed driveway widening as submitted. No additional hard surface will be allowed for the property. The motion carried unanimously.
4. Variance request for a proposed basketball goal that does not respect the side five foot easement.
Martin Peters
18 West Old Sterling Circle
Lot 89, Block 01, Section 03 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the proposed basketball goal as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
5. Variance request for a proposed sunroom/addition that will exceed the maximum allowed living area allowed.
Kannan N Kaushik
11 East Scribewood Circle
Lot 03 Block 02, Section 40 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the proposed sunroom/addition. The addition must meet code and pass inspections. The motion carried unanimously.
6. Variance request for a proposed room addition will exceed the maximum living area allowed per the Neighborhood Criteria and Initial Land Use Designation for Section 50 of Alden Bridge.
Amandeep Singh Riar
30 Clingstone Place
Lot 63 Block 01 Section 50 Village of Alden Bridge
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the concept. The room addition is not to exceed the amended maximum ILUD as approved by the Development Company. The owner must get 2/3rds approval (notarized signatures) of all owners within Section 50 Alden Bridge to amend the ILUD. Documentation must be submitted and reviewed by Township staff prior to permit issuance. The owner must also revise the plans to accommodate a planting bed in front of the addition on the driveway to allow for planting to screen/soften to the street. They must submit final plans, fees and documentation for staff review. The room addition must meet code and pass inspection. Staff will determine upon completion is evergreen screening is required. Walter Lisiewski was not present for the vote. The motion carried.
7. Variance request for an existing interior wood fence that is not an approvable fence style.
Omar Athie Govea
23 Hollyflower Place
Lot 27, Block 01, Section 15 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the interior wood fence. The homeowner must maintain the existing evergreen shrubs to screen the fence to the street and the adjacent property. The motion carried unanimously.

8. Variance request for an existing interior wood fence that is not an approvable fence style.

Sandra K. Basile

42 Swivel Knot Court

Lot 20, Block 01, Section 31 Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the interior fence as submitted. The motion carried unanimously.

9. Variance request for walkway that exceeds width allowed and is not located at least one foot from the property line.

Anthony Drewery

111 Bloomhill Place

Lot 12, Block 03, Section 89 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the walkway as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

10. Requests for approval for a home business for Personal Training and Interior Design.

Daniel and Jennifer Holton

30 Woodborough Way

Lot 08, Block 04, Section 34 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the personal trainer and interior design businesses as presented on the condition the home business remains in compliance with the Standards. The Committee may revoke the Permits at any time. The permits are approved for two years and the owner must reapply for a Home Business renewals no later than October 2021. The motion carried unanimously.

11. Consideration and action to pursue legal action for outstanding Covenant violations.

Michael & Michelle Anastos

2 Inland Prairie Drive

Lot 14, Block 2, Section 9 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing dead tree from property by mid-November, as stated by the homeowner) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and

Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

12. Consideration and action to pursue legal action for outstanding Covenant violations.

Thomas R & Judy E Anderson

22 Moss Bluff Court

Lot 29, Block 1, Section 22 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting an application and obtaining approval for roof replacement) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

13. Consideration and action to pursue legal action for outstanding Covenant violations.

Rodrigo O Deoca & Karla L Gomez

72 South Waterbridge Drive

Lot 7, Block 1, Section 29 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting final and trench inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the pool, foundation and frame inspection report for patio cover, foundation and frame outdoor bath and by planting and maintaining eight (8) 30 gallon native trees anywhere on lot. Rear yard must have at least 2.5 inch caliper native trees. Pool equipment must be screened from view with native evergreen vegetation and roof of outdoor bath must match roof of dwelling) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

14. Consideration and action to pursue legal action for outstanding Covenant violations.

Julio H & Laura M Gaitan

2 Raindance Court; 77385-3699

Lot 10, Block 3, Section 11 Village of Harper's Landing at College Park

This item was resolved prior to the meeting.

15. Consideration and action to pursue legal action for outstanding Covenant violations.

Raphael Ross

47 South Lace Arbor Drive

Lot 6, Block 2, Section 10 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to

the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

16. Consideration and action to pursue legal action for outstanding Covenant violations.

Carlos Martinez Baca Velasco

78 East Heritage Mill Circle

Lot 8, Block 3, Section 2 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing trash cans out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

17. Consideration and action to pursue legal action for outstanding Covenant violations.

Michelle L & Ryan C Villarreal

107 Gildwood Place

Lot 35, Block 1, Section 13 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Bala Iyer to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by screening pool equipment from view with native evergreen vegetation and by requesting and obtaining a variance for the pool equipment encroaching the 5' side yard easement of the lot) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

18. Requests for approval for a home business for Personal Training

William Dale Whiteman

10 Rockledge Drive

Lot 24 Block 01 Section 63 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. Several neighbors were also present and spoke in opposition to the home business. It was moved by Arthur Bredehoff and seconded by Bala Iyer to deny the home business application as presented as it does not meet Standards for a home business. The motion carried unanimously.

19. Request for an appeal from an affected neighbor at 67 West Cove View Trail for improvements on the adjacent property at 71 West Cove View Trail concerning the pool, patio cover and negative impact to his property.

Gary Meyer - Affected Neighbor

67 West Cove View Trail

Lot 45, Block 1, Section 6 Village of Creekside Park

Miguel Angel Gonzales Martinez – Owner of property for appeal

71 West Cove View Trail

Lot 46, Block 1, Section 6 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The affected neighbor was present and addressed the Committee. Since the homeowner has made efforts to address the drainage issues and a report by a drainage expert shows there has been improvement, the Committee accepted the report and took no action on this item.

20. Consideration and action in absence of quorum for College Park Residential Design Review Committee and request for variance for an existing storage shed that exceeds the height allowed and does not respect the rear ten foot easement. Additionally, a variance request for a wood deck that does not respect the side five foot easement.

James Rhoades

10 East Knightsbridge Drive

Lot 43 Block 01, Section 02 Village of College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by John A. Brown and seconded by Arthur Bredehoft to disapprove the shed and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property or relocate out of easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. In addition, the owner must plant evergreen trees/shrubs at least 7' tall at time of planting to screen to rear and side – staff to review upon completion to determine if sufficient screening. The shed must meet code and pass inspections. It was further moved to approve the deck as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Walter Lisiewski was not present for the vote. The motion carried.

21. Variance request for a proposed driveway that will exceed the maximum width allowed.

Erik Oladovich

43 Raindance Court

Lot 3 Block 3, Section 11 Village of Harper's Landing at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by John A. Brown and seconded by Arthur Bredehoft to conditionally approve the driveway widening, not to exceed 21 feet in width. The addition must be symmetrical (of equal widths) on both sides of the driveway and be of a contrasting color or material.

The owner is to work with staff on the selection of a color and submit a sample prior to permit issuance. The motion carried unanimously.

22. Variance request for a proposed patio cover that does not respect the 15 foot rear building setback and ten foot rear easement.

Sean Skiles

18 Quince Tree Place

Lot 87, Block 2, Section 04 Village of Harper's Landing at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend. It was moved by Robert Heineman and seconded by John A. Brown to deny the patio cover as presented. The homeowner should resubmit a design that does not encroach the setback and easement and should consider extending more to the side yard or redesign as a pergola. Bob Adams was not present for the vote. The motion carried.

23. Variance request for a proposed patio cover with summer kitchen that does not respect the 25 foot rear building setback.

Christopher Ryan Bearb

26 Broadweather Place

Lot 81 Block 01 Section 50 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the proposed patio cover and summer kitchen. It must meet code and standards and pass inspections. Staff will determine if additional evergreen plantings (tree/shrubs at least 7 feet in height at the time of planting) are needed upon completion of the project. The motion carried unanimously.

24. Variance request for a proposed wrought iron fence that will not be setback five feet from the front property line and may have an adverse impact to adjoining properties and the neighborhood's existing character

Richard R. Hedderman

119 Evangeline Oaks Circle

Lot 01 Block 01 Section 85 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by John A. Brown and seconded by Arthur Bredehoft to table this item until the Parks Department can review the possibility of putting a fence across the reserve. The motion carried unanimously.

25. Request for variance for paving in the backyard that exceeds the hard surface area allowed and does not respect the easements, and request for variance for existing pavers on the right side of the driveway.

Edward and Tara Hirsch

15 Hearthwick Road

Lot 16, Block 01, Section 02 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the paving. The flagstone next to driveway needs to be repaired (reset flagstone pieces and replace broken smaller pieces) or removed entirely. The paving must be maintained in good order in the future. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or

significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

26. Variance request for removal of two trees that do not meet the Standards for tree removal.

Michael G. Martin

2 Melville Glen Place

Lot 19 Block 01 Section 86 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the removal of two trees. The homeowner must plant and maintain one native 15 gallon tree on the property. The motion carried unanimously.

27. Variance request for an existing Little Library structure that was placed in the street right of way of South Longsford Circle cul de sac.

Michael Gasca

74 South Longsford Circle

Lot 12 Block 01, Section 12 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. Several homeowners were present and addressed the Committee both in favor of and opposed to the Little Library. It was moved by Arthur Bredehoft and seconded by John A. Brown to disapprove the structure and require its removal within 30 days. The homeowners who wish to have a Little Library must redesign the structure and address issues with the color, size, lighting and placements. They must also have approval from Montgomery County prior to returning to the DSC for another review. The motion carried unanimously.

28. Variance request for an existing retaining wall with proposed staircase that does not respect the side five foot easement and the structure does not have sealed engineered plans.

Zach Seldenrust

50 Black Swan Court

Lot 01 Block 02, Section 97 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the retaining wall and staircase. They must meet code and pass inspections. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

29. Variance request for an existing garage conversion constructed without sealed plans and for the existing driveway that exceeds the maximum width allowed for two-car garage.

Rebecca Steele

42 West Canyon Wren Circle

Lot 08, Block 02, Section 13 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the garage conversion. It must meet code and pass inspections. It was further moved to approve the driveway widening as submitted. The motion carried unanimously.

30. Variance request for existing driveway that exceeds the width allowed and paving/walkway that does not respect the side five foot easement and is not located at least one foot from the property line. Additionally, the hard surface area exceeds the maximum allowed.

William Cheek

34 Silver Maple Drive

Lot 05 Block 01, Section 03 Village of Sterling Ridge

This item was tabled at the homeowner's request.

VIII. Consideration and action regarding amendments of Neighborhood Criteria in the Village of Sterling Ridge.

Neighborhood: Southern Garden Section 4, Block 1, Lot(s) 1-43

Neighborhood: Chantsong Section 5, Block 1, Lot(s) 1-41 Block 2, Lot(s) 1-8

Neighborhood: Bantam Woods Section 6, Block 1, Lot(s) 50-93 Block 3, Lot(s) 1-55

Neighborhood: Beckonvale Section 6, Block 1, Lot(s) 1-49 Block 2, Lot(s) 1-25

Neighborhood: Dulcet Hollow Section 7, Block 1, Lot(s) 1-57 Block 2, Lot(s) 1-20

These Neighborhood Criteria were created based upon the Development Criteria, the Standards and current conditions in these neighborhoods. All fences heights were changed to include the 6 inches additional height for a rot board allowed per the Standards. Some roof requirements were amended to allow for existing roof colors. Historically, Neighborhood Criteria are an abbreviated version of the Development Criteria calling out the following items:

- Setbacks
- Hard Surface area allowance
- Fences
- Living Area allowance
- Roof color
- Plate Height

Additional items are included dependent upon the special neighborhood architectural requirements. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the Neighborhood Criteria as submitted. The motion passed unanimously.

IX. Public Comments

There were no public comments.

X. Member Comment

John Anderson asked about the timing of the Affected Neighbor letters. Robert Heineman suggested the staff use their judgement on the 75 foot radius guideline for these letters in situations involving neighborhoods with larger lots.

XI. Staff Reports

There were no staff reports.

XII. Adjourn

Chair Walter Lisiewski asked for a motion to adjourn the meeting. Robert Heineman made the motion and Bob Adams seconded. The motion passed unanimously and the meeting was adjourned at 8:59 p.m.

DSC Minutes 10-16-2019

This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 10/16/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Margit Riar	Owner	6
Amrudeep Riar	Owner	6
JANICE MACEL	OWNER	18
Janet Osborne	owner	18
Rebecca Steele	owner	29
ETZIE Oladovich	Owner	21
Amy Formolo	Neighbor	27
PATRICIA KIEVLAN	Neighbor	27
Bshley Payne	Neighbor	27
William Whitmore	Owner	18

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 10/16/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
MICHAEL MARTIN	owner	
Scott Zylstra	neighbor	27
Tara's Edgewood House	15 Hawthorn Rd	25
Leo Park	Hepburn	2
Nora Whitman	owner	18
VAN + CARLA BLASINGAME	OWNER	2
Christy Powell	family	EC
MARTIN PETERS	owner	4
Ed Risse	owner	18
Heidi Risor	owner	18

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 10/16/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Rory Cabon	Contractor	2
GARY MEYER		19
Zach Selkenist	owner	28
Naroline Powell	owner	C
Rich Heddenma	owner	
BOB WISE	NEIGHBOR	18
CATHY WISE	"	18
Carlos Acosta		27
ERIKA BEARB	OWNER	23
GEORGE BIRTH	--	1

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 10/16/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Thomas O'Leary	Van Blasiak	2
Burt Owens	Neighbor	#18
Janet Owens	Neighbor	#18
Randy Schulze	observer	
STEVEN SPONCOR	REP; ARCHITECT/ENGINEER	#3
TEFF SIMMONS	REP; ARCHITECT/ENGINEER	5
JAMES RHODES	OWNER	#20
Sharon de Marsair	GMV RDRC	N/A
SHIRLEY AUF KRENSON	Neighbor	#18
Mauraanki/day	Neighbor	#18

DEVELOPMENT STANDARDS COMMITTEE MEETING OF _____

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Jennifer Nanti	owner	#24